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NOTICE OF PREPARATION DOCUMENTATION

DATE: January 9, 2014

PROJECT NAME: Chinese Bible Church of San Diego

PROJECT NUMBER(S): PDS2010-3600-10-004(REZ); PDS2014-SPA-14-001;
PDS2010-3300-10-037(MUP); PDS2010-3940-12-
002(VAC);

PROJECT APPLICANT: Chinese Bible Church of San Diego, 12335 World Trade Drive, #2, San Diego, CA 92128-3783

ENV. REVIEW NUMBER: PDS2014-3910-9508007L(ER)

PROJECT DESCRIPTION: The Proposed Project is a multiple-use religious assembly on 9.09 acres. The Proposed Project would include a total of 89,234 square feet of building space and 417 parking spaces, as well as overflow parking. Construction would take place in two phases. The first phase would include a 1,000 seat main sanctuary with ancillary fellowship hall, classrooms, offices, recreation area, Church café, Bible bookstore, kitchen/food preparation area, parsonages, and a preschool/kindergarten facility. The second phase would add 500 seats to the main sanctuary, for a total of 1,500 seats, a new Fellowship Learning Center building and expanded classrooms, parsonages, offices, recreation, kitchen, and preschool/kindergarten. Offsite improvements include construction of the project access road/driveway from Four Gee Road, installation of a traffic signal at Four Gee Road and the project driveway, and the restriping of Four Gee Road.

The Proposed Project application consists of a Specific Plan Amendment (SPA) Major Use Permit (MUP), Rezone (REZ), an exception request, an easement vacation (VAC), and offsite open space dedication. The SPA would update the Santa Fe Valley Specific Plan to clarify that civic use is allowed on this site and implementation through a MUP/Rezone is consistent with the General Plan. The MUP would regulate on-going operational activities of the proposed religious assembly. The Rezone would allow the

project to conform to existing and amended Specific Plan requirements and incorporate a "J" height designator. The height exception waiver would allow three roof peaks six feet to twelve feet above the 40' "J" height designator. The easement vacation would remove an open space easement to accommodate the proposed project design, and the offsite open space dedication would allow for the protection of sensitive habitats and replace the onsite easement that will be vacated.

PROJECT LOCATION:

The Proposed Project (APNs 678-060-27-00 and 678-422-03-00) is located in the unincorporated area of County of San Diego, within the San Dieguito Community Plan Area. The site is north of the City of San Diego Future Urbanizing Area (Black Mountain Ranch) and south of the Del Dios Highway and Lake Hodges, and west of the 4S Ranch Specific Plan (NOP attachments Figures 1 and 2).

PROBABLE ENVIRONMENTAL EFFECTS:

The probable environmental effects associated with the project are detailed in the attached Environmental Review Update Checklist Form. Based on the analysis contained in this document, the following major issues will be addressed in the EIR:

Aesthetics, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology & Water Quality, Land Use & Planning, Noise, Public Services, Transportation/Traffic, Utilities & Service Systems

PUBLIC SCOPING MEETING:

Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments on the EIR. The meeting will be held on January 23, 2014 @ 7:00 pm at the Rancho Santa Fe Fire Station (meeting room), 16936 El Fuego, Rancho Santa Fe, California.

Attachments:

- Project General Location Map (Figure 1)
- Project Location Map (Figure 2)
- Plot Plan Exhibit
- Environmental Review Update Checklist Form